



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2304646  
**Applicant Name:** Julie LeDoux for Farrow Homes, LLC  
**Address of Proposal:** 6016 51<sup>st</sup> Place South

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one parcel into two (2) parcels of land, in an Environmentally Critical Area (ECA) – Geologic Hazard Areas. Proposed parcel sizes are: A) 10,584 square feet, and B) 9,643. The existing single family structure will be demolished under a separate permit

The following approvals are required:

**Short Subdivision** - to subdivide one existing parcel into two parcels.  
(Chapter 23.24, Seattle Municipal Code).

**SEPA Threshold Determination** (Chapter 25.05 SMC)

**SEPA DETERMINATION:**      ☐ Exempt   ☒ DNS   ☐ MDNS   ☐ EIS  
  
   ☐ DNS with conditions  
  
   ☐ DNS involving non-exempt grading or demolition or  
   involving another agency with jurisdiction

**BACKGROUND DATA**

**Site & Area Description**

The subject site is located along a curvilinear right-of-way, 51<sup>st</sup> Place South, within a limited accessed neighborhood in the south end of Seattle. The existing parcel size is approximately 20,227 square located in a residential Single Family zone with a minimum lot size of 9,600 square feet (SF 9600). The site is nearly rectangular in shape, lengthwise orientation perpendicular from 51<sup>st</sup> Place South, with rolling topography that slopes down from its southeast corner to the northwest corner. The site is modestly vegetated with mature trees scattered around the property's west, south and east edges. Currently one residential structure, slated for

demolition under a separate permit, is situated at the development site. The existing two-story structure sits above the street approximately 12 feet above the sidewalk grade. Access is obtained through 25 foot curb cut leading up through a sweeping driveway to a two-car carport. At the properties western edge, abutting 51<sup>st</sup> Place South a two (2) foot rockery wall encroaches slightly into the public right-of-way. The vacant single family house is surrounded by overgrown vegetation. From the first floor level of the residential structure the site affords a panoramic view of Lake Washington and a portion of Mercer Island.

To the south of the subject site Graham Hill Elementary (Public) School is nestled in this south end Seattle neighborhood. The visual impact of this educational institution is minimized by the topography of the surroundings. The rest of the area is characterized by the range of one and two-story homes typical of single family residential zones. To the north and west of the development site the highest residential density Single Family 5000 (SF5000) zone is located. Surrounding the site to the northeast, east and south, is the medium residential density Single Family 7200 (SF7200) zone. The homes in the immediate area are post World War II construction set in moderately vegetated environment. The unique housing tract based on a curvilinear pattern adds a sense of charm to this micro-neighborhood. Essentially, this areas' topography slopes down and away to the north, south, east and west providing spectacular view for some of the homes in the neighborhood.

#### Proposal

The proposal is to subdivide one parcel of land into two (2) parcels. Proposed parcel areas are indicated in the summary above. Proposed parcels will have direct access to 51<sup>st</sup> Place South. The existing principal single family residence straddling both proposed parcels will be demolished under a separate permit.

#### Public Comment

No comment letters were received during the public comment period, which ended on August 13, 2003.

#### **ANALYSIS - SHORT SUBDIVISION**

Based on information provided by the applicant, referral comments from the Land Use Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

##### *1. Conformance to the applicable Land Use Code provisions;*

The subject property is zoned for single-family residential with a minimum lot size of 9,600 square feet (SF 9600). The allowed use in a single family zone is one dwelling unit per lot. Maximum lot coverage is 35%. Front setbacks are an average of the neighboring adjacent lots, or twenty (20) feet, whichever is less. The minimum side yard setback is five (5) feet. Minimum rear yard setback is twenty-five (25) feet or 20% of lot depth whichever is less. After

the demolition and removal of the existing single family structure at the development site, both proposed parcels will conform to all development standards of the SF 9600 zoning district. The proposed parcels will provide adequate buildable area to meet applicable yards, lot coverage requirements, and other Land Use Code development standards.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

The proposed parcels will have vehicular access to 51<sup>st</sup> Place South, a fully improved right-of-way, consistent with the provisions of the Code. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light has reviewed the proposal and will not require an easement to provide for electrical facilities and service to the proposed lots. This short plat provides for adequate access for vehicles, utilities, and fire protection.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The Short Plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate was approved and issued on July 25, 2003. The existing structure, slated for demolition is connected to a single side-sewer. The side-sewer connects to an 8-inch Public Sanitary Sewer (PSS) located within the 51<sup>st</sup> Place South right-of-way. There is a 12-inch public storm drain in the 51<sup>st</sup> Place South right-of-way which discharges to a designated receiving water.

New construction with discharge to the sanitary sewer will require a side-sewer permit. Drainage will be handled through the existing dedicated 12-inch public storm drain (PSD) that discharges to a designated receiving water. Plan review requirements regarding storm water are made at time of building permit application. If the project includes greater than 5,000 square feet of new or replaced impervious surface, a comprehensive drainage control plan prepared in accordance with SMC 22.802.015D and 22.802.020 may be required.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

One objective of the short subdivision process is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing needs. An equally important objective is to ensure that new development is compatible with neighborhood character. The proposed short subdivision will meet all applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

During the early stages of pre-development the applicant discovered the site contained a mapped Environmentally Critical Areas (ECA) -40% Steep Slope. The identified 40% Steep Slope areas were located on proposed Parcels A and B. The applicant sought and was granted an ECA limited exemption (project #2303240) from Steep Slope Critical Areas. Proposed Parcels A and B received a limited exemption submitting them to the general requirements standards of Geological Hazard Areas.

New construction on the parcels containing the Geological Hazard Areas will also be subject to the provisions SMC Chapter 25.09, Regulations for Environmentally Critical Areas. Grading and construction of any future structures will be reviewed during the building permitting stage and will be examined for conformance with all applicable requirements of the Land Use Code and Policies pertaining to Environmentally Critical Areas Ordinance. Therefore, this proposed short subdivision is in conformance with City of Seattle Policies and Regulations for development in Environmentally Critical Areas.

6. *Is designed to maximize the retention of existing trees;*

There are approximately four (4) deciduous and coniferous trees located upon the development site. Most or all of these trees can be preserved, depending upon the location any future construction, the extent of the root systems and the overall health of the trees. One large Alder located in the rear and two cherry trees are expected to remain at the development site. Future construction will be subject to the provisions of SMC 23.44.008 which sets forth tree planting requirements on single family lots.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

This Short subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat proposal.

### **DECISION - SHORT SUBDIVISION**

The proposed short plat is **CONDITIONALLY GRANTED**.

### **SEPA DETERMINATION**

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated July 23, 2003. The information in the checklist, a Geotechnical Report prepared by Tubbs Geosciences., dated May 9, 2002 and addendum, dated May 23, 2003, public comment, and the experience of the lead agency with review of similar

projects form the basis for this analysis and decision. Note that pursuant to SMC 25.05.908.B, the scope of the environmental review of the subject short subdivision is limited to:

1. Documenting whether the proposal is consistent with The City of Seattle Regulations for Environmentally Critical Areas, SMC Chapter 25.09; and
2. Evaluating potentially significant impacts on the environmentally critical area resources not adequately addressed in The City of Seattle Environmentally Critical Areas Policies or the requirements of SMC Chapter 25.09, Regulations for Environmentally Critical Areas, including in additional mitigation measures needed to protect the environmentally critical areas in order to achieve consistency with SEPA and other applicable environmental review laws.

The undersigned planner has analyzed the environmental checklist submitted by the project applicant; reviewed the project plans and the additional information in the file; and any comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

### **DECISION**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

### **CONDITIONS - SEPA**

None.

### **CONDITIONS - SHORT SUBDIVISION**

#### **Prior to Recording**

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or

structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.

2. Submit the final recording forms for approval and any necessary fees.
3. Add the conditions of approval to the face of the short plat, or on a separate page if needed. If the conditions are on a separate page, insert on the plat:

*“For conditions of approval after recording, see Page \_\_\_\_ of \_\_\_\_.”* (If necessary, renumber the pages).

4. Outline on the face of the short plat: the legal descriptions for the proposed parcels; the location of the existing utility lines on the face of the plat; all ingress and egress and utilities easements. If a utility easement is required by Seattle City Light, then the easement in its entirety (typically referred to as “Easement A”) shall be shown on the face of the plat.

After Recording and Prior to future Development

The owner(s) and/or responsible party(s) shall:

5. Submit plans to remove the existing residential structure

After Recording and Prior to Issuance of future Building Permit

The owner(s) and/or responsible party(s) shall:

6. Attach a copy of the recorded short plat to all building permit plan sets.
7. Submit a standard drainage control plan for all initial building permits on proposed parcels.

Signature: (signature on file) Date: November 20, 2003

Bradley Wilburn, Land Use Planner  
Department of Planning and Development  
Land Use Services